



Ian Crane Estate Agents

Ormonde Drive, Maghull, L31 7AN



Offers in the Region Of £260,000 (Subject to contract)

A particularly spacious semi detached house that has been extended to the rear and offers excellent family accommodation located close to Maghull High School. One of the main features of the property is the larger than average westerly facing rear garden that is ideal for garden lovers or kids looking for large play areas. The accommodation includes gas central heating, double glazing, has the potential for further improvements and briefly comprises porch, entrance hall, living room with feature fireplace and bay window, separate rear family room with feature fire and door to garden, dining room opening to kitchen with fitted units and a door to side. To the first floor there are three bedrooms (rear bedroom with fitted wardrobes) a bathroom with bath and shower cubicle and a separate w.c. Driveway with parking for cars leading to garage, front lawned garden and the feature rear garden with lawn, patio area and greenhouse.



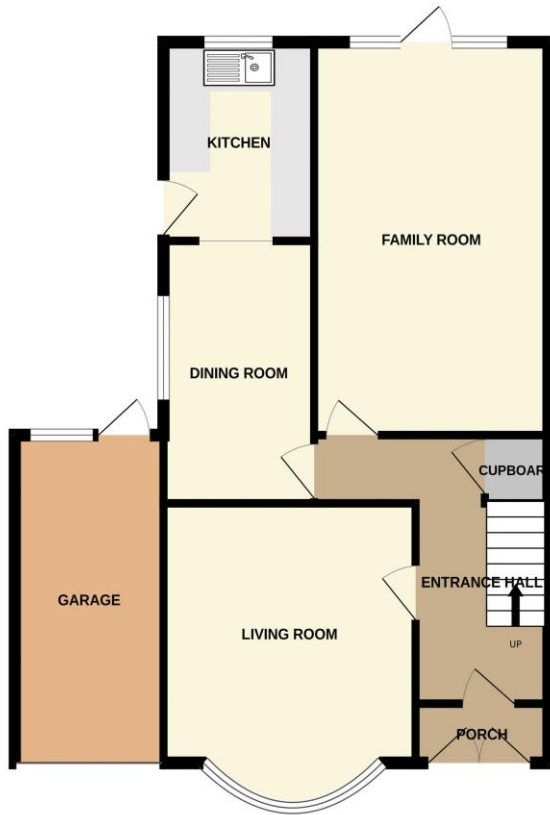
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Location:	the property is located on Ormonde Drive in Maghull which is between Liverpool Road South and Gainsborough Avenue
Porch	double glazed doors
Entrance hall	laminated floor covering, under stairs cupboard, radiator
Living room	13' 11" into bay x 11' 10" (4.24m into bay x 3.60m) feature fireplace, radiator, double glazed bay window
Rear family room	18' 6" x 11' 4" (5.65m x 3.46m) feature fireplace, laminated floor covering, radiator, double glazed windows and door to rear garden
Dining room	12' 0" x 7' 5" (3.67m x 2.27m) feature fireplace, radiator, double glazed window, opening to:
Kitchen	9' 1" x 7' 3" (2.78m x 2.22m) inset circular stainless steel sink unit with drainer, base and drawer units with worktop surfaces over, matching wall units, space for cooker, plumbing for washing machine, tiled walls, double glazed window, double glazed door to side
First floor landing	access to loft
Front bedroom 1	14' 9" into bay x 10' 7" (4.50m into bay x 3.23m) radiator, double glazed bay window, fitted wardrobes
Rear bedroom 2	12' 5" x 11' 1" (3.79m x 3.39m) fitted wardrobes to one wall, radiator, double glazed window
Front bedroom 3	8' 11" x 7' 10" (2.73m x 2.40m) radiator, double glazed window
Bathroom	white suite comprising panelled bath, separate shower cubicle with shower, pedestal wash hand basin, tiled walls, heated towel rail, double glazed window
Separate w.c.	low level w.c, tiled walls, double glazed window
Outside	front lawned garden and driveway with parking for cars leading to garage, lawned rear garden with well established herbaceous areas, patio area and greenhouse
Garage	15' 4" x 7' 2" (4.67m x 2.19m) electric light, up and over door to front, door and window to rear
Viewing	Please telephone us on 0151 527 2700 or email sales@iancrane.com to make an appointment to view
Council tax	Council tax band D
Tenure	Freehold

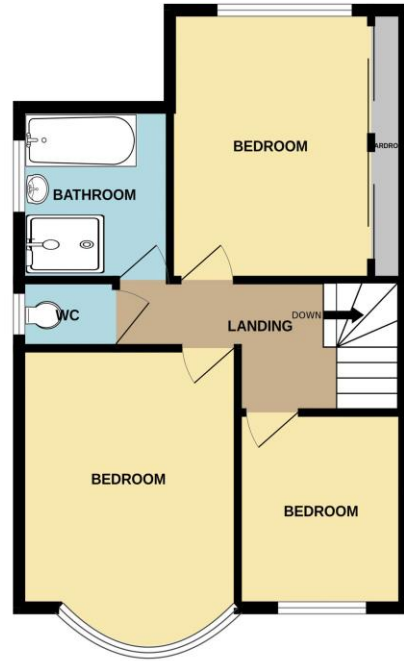
Ian Crane Estate Agents wish to advise that we have not tested any appliances or services at this property and cannot confirm their working condition or status. Any purchasers must ensure that they appoint a suitably qualified person/contractor to verify the condition of the aforementioned. Measurements are taken using a laser tape and are provided as a guide only, if such information is fundamental to purchase, purchasers must rely on their own enquiries.



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.



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